



Bannock County, ID

July 30, 2024

VAR-24-7

Variance Application

Status: Active

Submitted On: 7/2/2024

Primary Location**Owner****Applicant**

Jeremy Maska



208-317-9876



jeremy.maska@gmail.com



1655 N 2nd Ave

Pocatello, ID 83201

Parcel & Variance Information

Parcel Number*

RPRRWE3001700

My property is zoned:*

Residential Suburban

What variance are you requesting? Please select all that apply:

Rear yard setbacks**Side yard setbacks****Riparian area setbacks****Right-of-way setbacks****Lot size****Other****Please describe your variance request in detail:***

This is to request a variance to the side yard set back from 10' to 5' and the rear yard set back from 20' to 5'.

Application for Variance

Narrative addressing how your application meets criterion 1: The applicant has shown there is no reasonable alternative.*

Due to the size of the lot and previously approved variances in the area, this request follows what has been approved in the area.

Narrative addressing how your application meets criterion 2: The variance is not in conflict with the public interest.*

The set backs requested follow other set back variances approved in the the Westfield Estates Divisions 1-3 and the blanket variance approved for Westfield Estates Division 4.

Narrative addressing how your application meets criterion 3: The variance will not adversely affect adjacent property.*

Similar variances have been approved in this area already and meets the City of Chubbuck's set back requirements which have been the basis of preceeding variances for the area.

Narrative addressing how your application meets criterion 4: If the variance is not granted, the applicant will suffer undue hardship caused by the physical characteristics of the site.*

If the variance is not accepted it will go against variances that have been approved in the area.

Certification

Electronic Signature [Typed name of applicant]*

Jeremy Manska

I agree that my electronic signature above is
equivalent to a handwritten signature and is binding
for all purposes related to this transaction*



Date*

07/02/2024

A NEW RESIDENCE FOR

CHRIS O'CONNOR AND AMBER THOMPSON

NEW CONSTRUCTION
SINGLE FAMILY RESIDENCE
CODE COMPLIANCE: 2018 IRC
LOT 21 BLOCK 2
WESTFIELD ESTATES DIVISION 3
14792 HAMILTON AVENUE
POCATELLO, IDAHO
BANNOCK COUNTY
POCATELLO, IDAHO
LOT AREA = .52 ACRES
MAIN FLOOR = 2880 SF
BONUS ROOM = 336 SF
ATTACHED GARAGE = 1167 SF
GARAGE STORAGE = 183 SF
COVERED PATIO AREA = 358 SF
COVERED PORCH = 280 SF

ENERGY CODE COMPLIANCE:

PRESCRIPTIVE ENERGY CODE
R-50 ATTIC
R-21 EXTERIOR WALLS
R-30 FLOORS
R-19 BASEMENT WALLS
.35 U VALUE LO-E WINDOWS

DRAWING LIST:

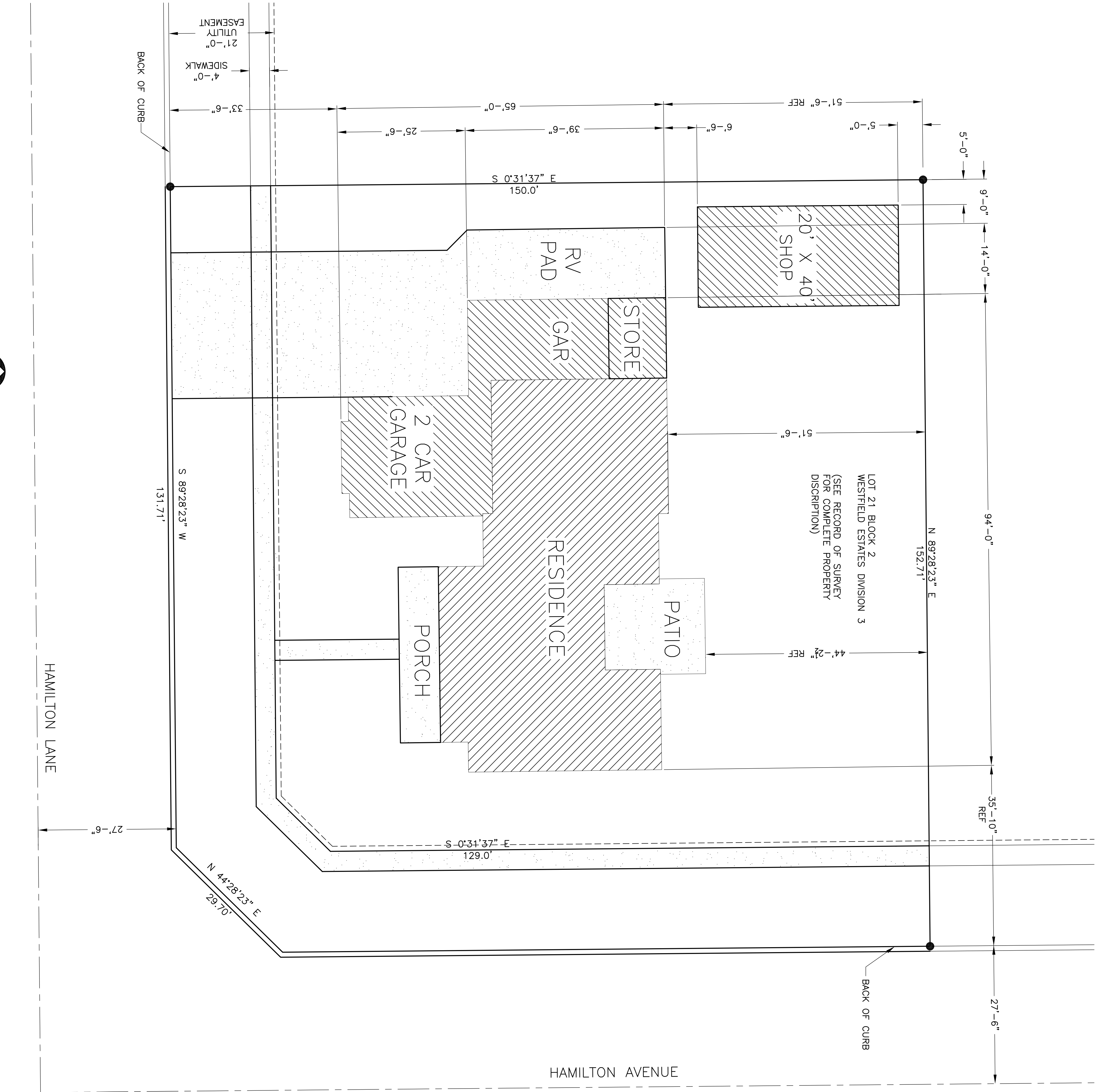
- SITE PLAN
- FLOOR PLAN
- BONUS ROOM FLOOR PLAN AND ROOF PLAN
- FOUNDATION PLAN
- WEST AND SOUTH ELEVATIONS
- EAST AND NORTH ELEVATIONS, PORTAL OPENING DETAILS
- SECTION, DETAILS

GENERAL NOTES:

- ALL FEDERAL, STATE AND LOCAL CODES, REGULATIONS, SPECIFICATIONS AND PLANS FOR THIS BUILDING SHALL TAKE PREFERENCE OVER ANYTHING SHOWN, DESCRIBED OR IMPLIED WHERE SAME ARE AT VARIANCE.
- VERIFY UTILITY LOCATIONS PRIOR TO DIGGING.
- ALL DIMENSIONS SHALL BE VERIFIED PRIOR TO CONSTRUCTION.
- DO NOT SCALE DRAWINGS.
- USE ENGINEERED TRUSSES WHERE POSSIBLE.
- FOR ALL TJI INSTALLATIONS REFER TO RESIDENTIAL APPLICATIONS AND BUILDERS GUIDE.
- ALL FOUNDATION PLATES AND SILL PLATES ON CONCRETE OR MASONRY SHALL BE PRESSURE TREATED WOOD.
- GARAGE WALL AND CEILINGS ADJACENT TO OR UNDER DWELLING SHALL HAVE MATERIALS APPROVED FOR ONE HOUR FIRE RESISTANCE.
- DOOR BETWEEN GARAGE AND DWELLING AS APPROVED FOR.
- MINIMUM 22" X 30" SCUTTLE TO ATTIC IS REQUIRED.
- SMOKE DETECTORS SHALL BE INSTALLED TO MEET COUNTY BUILDING CODES.
- ALL STAIR RISE, TREAD AND HAND RAIL HEIGHTS AND SPINDLE SPACING SHALL MEET COUNTY BUILDING CODES.
- ALL LIGHTING AND ELECTRICAL SERVICE LOCATIONS SHALL BE DISCUSSED WITH HOME OWNER BEFORE CONSTRUCTION.
- KITCHEN ARRANGEMENT IS SUGGESTED PLAN ONLY. ALL CABINETS AND APPLANCES TO BE FIELD DETERMINED FOR BEST FIT.
- ALL FLOORING, FLOOR COVERING TO BE DISCUSSED WITH CONTRACTOR AND HOME OWNER PRIOR TO INSTALLATION.
- SITE AND STRUCTURE SHALL BE KEPT CLEAN.
- IN CASE OF ERRORS, OMISSIONS, OR DISCREPANCIES CONTACT OWNER OR OWNERS REPRESENTATIVE BEFORE PROCEEDING.

NOTICE:

THESE PLANS WERE DRAWN TO MEET AVERAGE CONDITIONS AND CODES. BECAUSE CODES AND REQUIREMENTS CAN CHANGE AND MAY VARY FROM JURISDICTION TO JURISDICTION, THIS PLAN CANNOT WARRANT COMPLIANCE WITH ANY SPECIFIC CODES OR REGULATIONS. IT IS THE RESPONSIBILITY OF THE PURCHASER AND/OR BUILDER USING THIS PLAN TO SEE THAT THE STRUCTURE IS BUILT IN STRICT COMPLIANCE WITH ALL GOVERNING MUNICIPAL CODES (CITY, COUNTY, STATE, AND FEDERAL). THE PURCHASER AND/OR BUILDER OF THIS PLAN RELEASES DRAWING PROVIDER FROM LIABILITY FOR ANY ERRORS, OMISSIONS, OR DISCREPANCIES IN THE STRUCTURE ANYTIME BEFORE, DURING, OR AFTER COMPLETION OF SAID PROJECT.



SITE PLAN
SCALE: 1" = 10'-0"

SHT NO:
1
OF 7

REVISION:
1
6/28/2024

SITE PLAN

A NEW HOME FOR
CHRIS O'CONNOR
& AMBER THOMPSON
14792 HAMILTON
LOT 21 BLOCK 2
WESTFIELD ESTATES DIVISION 3
POCATELLO — IDAHO



DESIGN BY: CCH
DRAWN BY: G ERICKSON
CELL (208) 251-0413
genericrafting@gmail.com
DATE: 12/18/2023

REVISION: REV 1, CHANGED LOCATION OF HOUSE ON PROPERTY.
ADDED 20' X 40' SHOP TO PROPERTY.